

# **What Buyers Should Know About This Property:**

516 - 518 S. 6th AVE - West Bend

Upper unit is vacant and can be shown at anytime. Lower unit is occupied & has a 60 day notice. This unit can be shown on 2nd showings and will require a 24 hour notice. Please refer to the Listing Agent when considering an offer and the timing for closing.

- Lower Tenant is currently responsible for snow removal,
- Tenant pays for utilities (gas & electric) as well as any internet services
- Owner pays for sewer & water (not a part of annual taxes) and is approximately \$800 per year
- New drain tile added
- Age of Roof: Complete tear off in 2009
- All windows were replaced in 2012
- Rubber porch roof replaced in 2012 along with all gutters
- One of the two furnaces was replaced in 2014. Age of other furnace is unknown
- Property does have a water softener that is owned, but it is currently not hooked up
- Both water heaters were replaced in 2014
- Front stoop was repaired in 2024
- New carpet & LVP flooring in upper unit in 2024
- Upper kitchen sink replaced in 2024
- Upper vanity replaced in 2024
- All upper rooms painted in 2024
- New blinds added in the upper unit in 2024
- New sidewalk around the side of the home in 2024
- WE Energies recently trimmed the back tree away from the power lines
- A garage is possible, but city restrictions would apply